

# City Council Special Joint Meeting with Planning and Zoning Commission

Thursday, February 6, 2025  
3:00 p.m.

ASU Innovation Center  
249 E. Chicago St., Chandler, AZ



## Special Meeting



Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.01, notice is hereby given to the general public that the Chandler City Council and the Planning and Zoning Commission will hold a SPECIAL JOINT MEETING on Thursday, February 6, 2025, beginning at 3:00 p.m. in the ASU Innovation Center, 249 E. Chicago Street, Chandler, Arizona. One or more members of the Chandler City Council or the Planning and Zoning Commission may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

## Agenda

### Call To Order

### Introductory Remarks - Mayor and Commission Chair

### Discussion

1. **Presentation and Discussion regarding the Downtown Area Plan Update**
2. **Presentation and Discussion regarding the 2026 General Plan Update**

### Public Comment

Public comments will be heard only for the item(s) on that published meeting agenda. Up to 15 minutes will be allotted for public comments on the agenda item(s) at the end of the agenda and each speaker will be allocated up to three minutes at the discretion of the Presiding Officer or designated parliamentarian.

### Adjourn



**City Council Memorandum      Development Services   Memo No.**

**Date:**      February 06, 2025  
**To:**      Mayor and Council  
**From:**      Kevin Snyder, Development Services Director  
**Subject:**      Presentation and Discussion regarding the 2026 General Plan Update

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**Attachments**

2026 General Plan Update Presentation



# 2026 General Plan Update

City of Chandler  
City Council & Planning  
and Zoning Commission  
Joint Session

February 6, 2025



# General Plan Update Overview

- General Plan Requirements
- Comprehensive Housing Plan Update
- Update Process
- Innovative Public Participation
- Changes since 2016
- Joint Meeting Focus Group



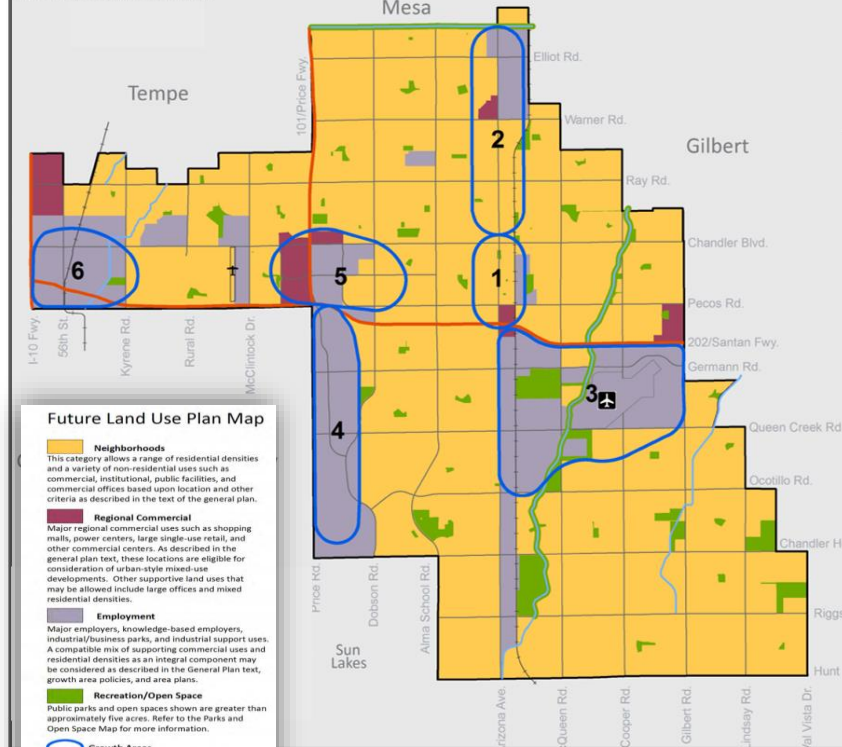
CHANDLER  
GENERAL PLAN  
2026

# General Plan Requirements

## 17 Elements required by state law

- Land Use
- Circulation
- Bicycling
- Growth Areas
- Neighborhood Planning
- Housing
- Conservation, Rehabilitation, and Redevelopment
- Public Services & Facilities
- Cost of Development
- Recreation
- Open Space
- Energy
- Conservation
- Environmental Planning
- Water Resources
- Public Buildings
- Safety

Figure 5: Future Land Use Plan Map





# Comprehensive Housing Plan

- Comprehensive Housing Plan (CHP)
- Analyze current housing stock, affordability, & future needs
- Community Engagement- online surveys, focus group meetings with interested stakeholders, & public workshops
- Develop strategy approach
- Final report to City Council anticipated Summer 2025



# General Plan Process and Timeline



Oct – Feb  
2024 2025

## Launch

- Project Website
- Kickoff Meetings
- Online Questionnaire 1
- Informational Brochures
- Community Conversations

## Vision

- RAC Meetings
- Online Questionnaire 2 & 3
- Speaker Panel Event
- Drop-In Events
- Visioning & Scenario Workshops
- Immersion Lab
- Boards/Commissions Sessions
- ❖ CHP Completed

Jan – Sep  
2025 2025



Feb – Oct  
2025 2025

## Draft

- TAC Meetings
- Boards/Commissions Sessions
- 60-Day Public Review

## Adopt

- P&Z Commission Hearings
- City Council Hearing
- Ratification

Jan – Aug  
2026 2026





# Innovative Public Participation

## ■ Public Participation Plan

- Website Live!
- Online Questionnaires- Q1 Posted
- ChandlerTalk- Host experts to discuss hot topics items
- Immersive 360 experience
- Resident Advisory Committee
- Social Media
- Planning lab- open houses to discuss different topics
- Provide booth at community events
- Input from grade school students
- Interview interested stakeholders

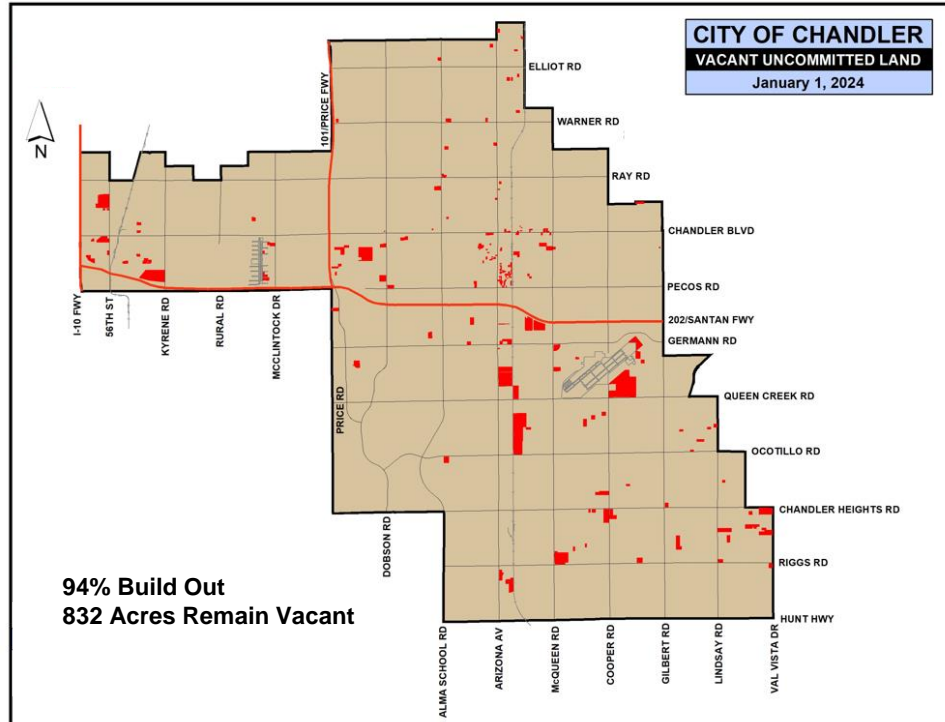
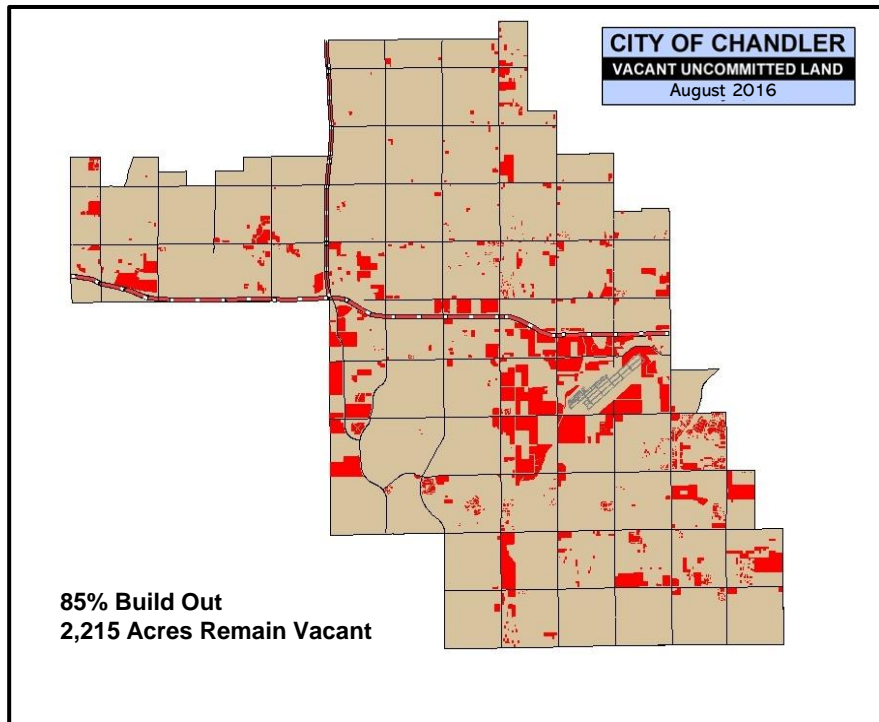


# How has Chandler changed since 2016?

- Where and how we **work**
- How we **interact**
- How we get **around**
- **Housing** costs increase
- E-commerce
- Brick and mortar **demand**
- Where our **dollars** go



# Changes since 2016

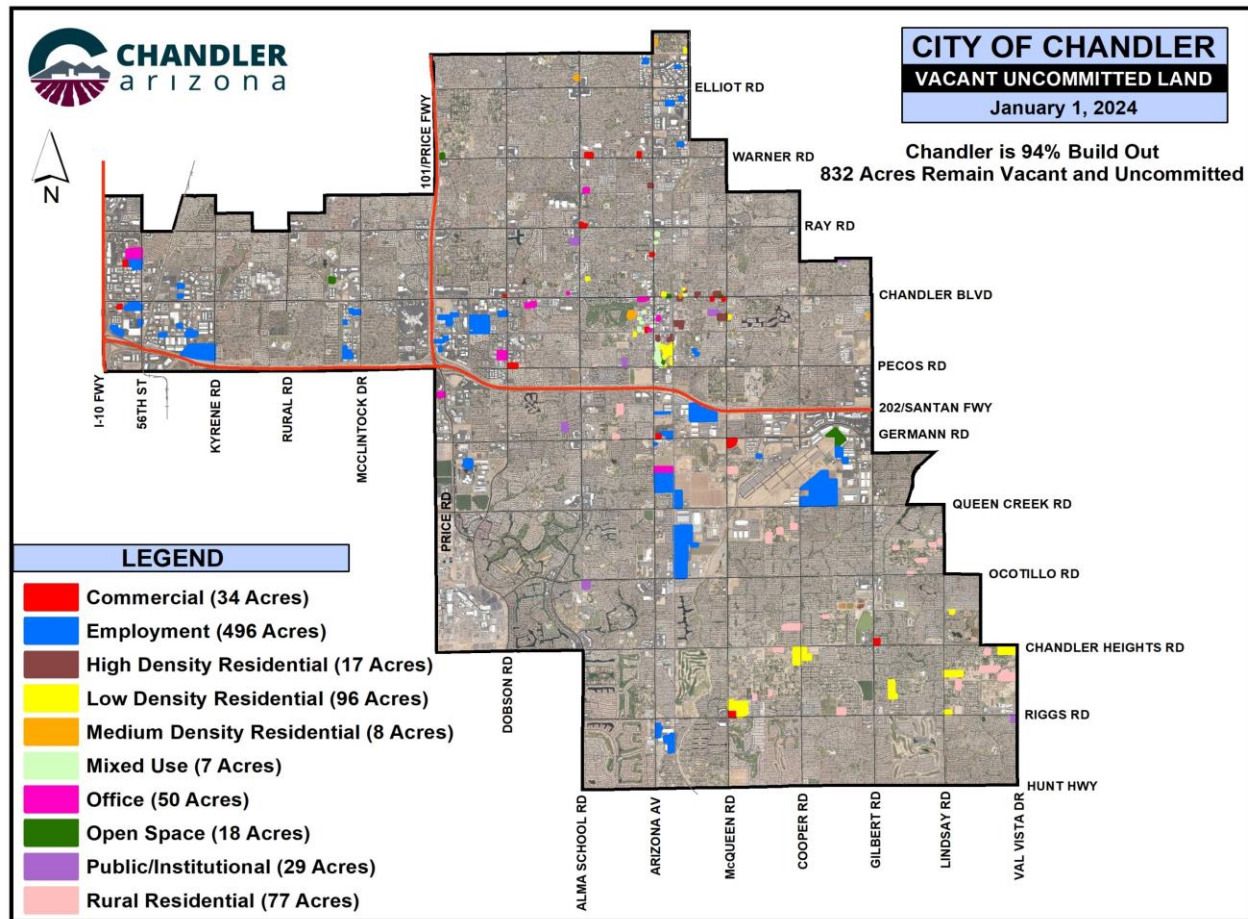


## Approaching Build Out



# Changes since 2016

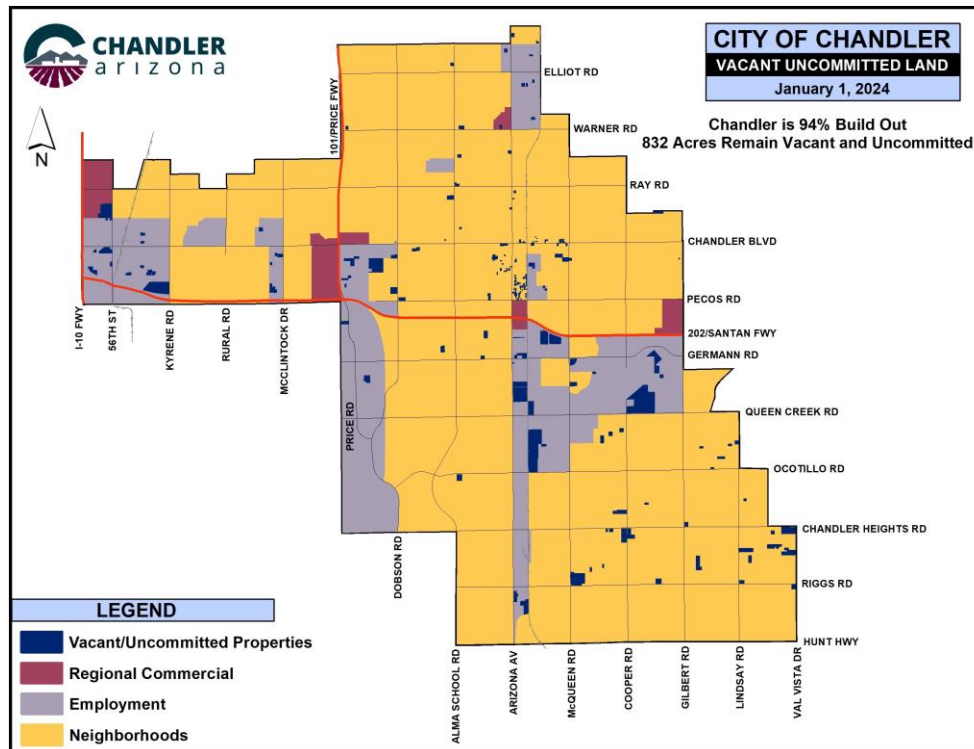
- Approximately 70% remaining land planned for non-residential uses
- Housing  
Aug. 2016- Jan. 2025  
12,048 units built
  - 40% single-family
  - 60% multi-family
- Finite water resources;  
plan accordingly



# How will the General Plan affect and be affected by other plans?

Change in land uses could affect:

- Area plans
  - Chandler Airpark Area Plan (2021)
  - Southeast Chandler Area Plan (1999)
  - Downtown Regional Area Plan (2025)
- Transportation Master Plan (2019)
- Water Master Plan (2018)
- Parks Strategic Master Plan (2021)
- Airport Master Plan (2021)
- Infill Incentive Plan (2023)



# Joint Meeting Discussion Focus Areas

## 17 Elements required by state law

- Land Use
- Circulation
- Bicycling
- Growth Areas
- Neighborhood Planning
- Housing
- Conservation, Rehabilitation, and Redevelopment
- Cost of Development
- Recreation
- Open Space
- Energy
- Conservation
- Environmental Planning
- Water Resources
- Public Services and Facilities
- Public Buildings
- Safety



# Starter Questions

1. How should the City balance protecting employment corridors (e.g. **Price Corridor**) with the demand for increased housing supply and mixed-use projects (e.g. employment campuses featuring jobs, housing, and amenities)?
2. What **types of housing** make sense for Chandler with the limited amount of land available?
3. Development **height**: In what areas of the city do tall, high-density developments make sense? Should the City require minimum heights in certain areas?



# Starter Questions



4. What are the most important elements of an effective **redevelopment** and **infill** strategy? What must we maintain and what are we willing to change (e.g. traffic and neighborhood character vs. demand for high-turnover uses)?
5. What should be the City's role in promoting sustainability through development, such as combatting the **urban heat island effect** (e.g. more shade trees in developments and on streets, alternative paving materials, etc.)?





**City Council Memorandum      Development Services   Memo No.**

**Date:**      February 06, 2025  
**To:**      Mayor and Council  
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**Subject:** Presentation and Discussion regarding the Downtown Area Plan Update

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**Attachments**

Downtown Region Area Plan Update Presentation



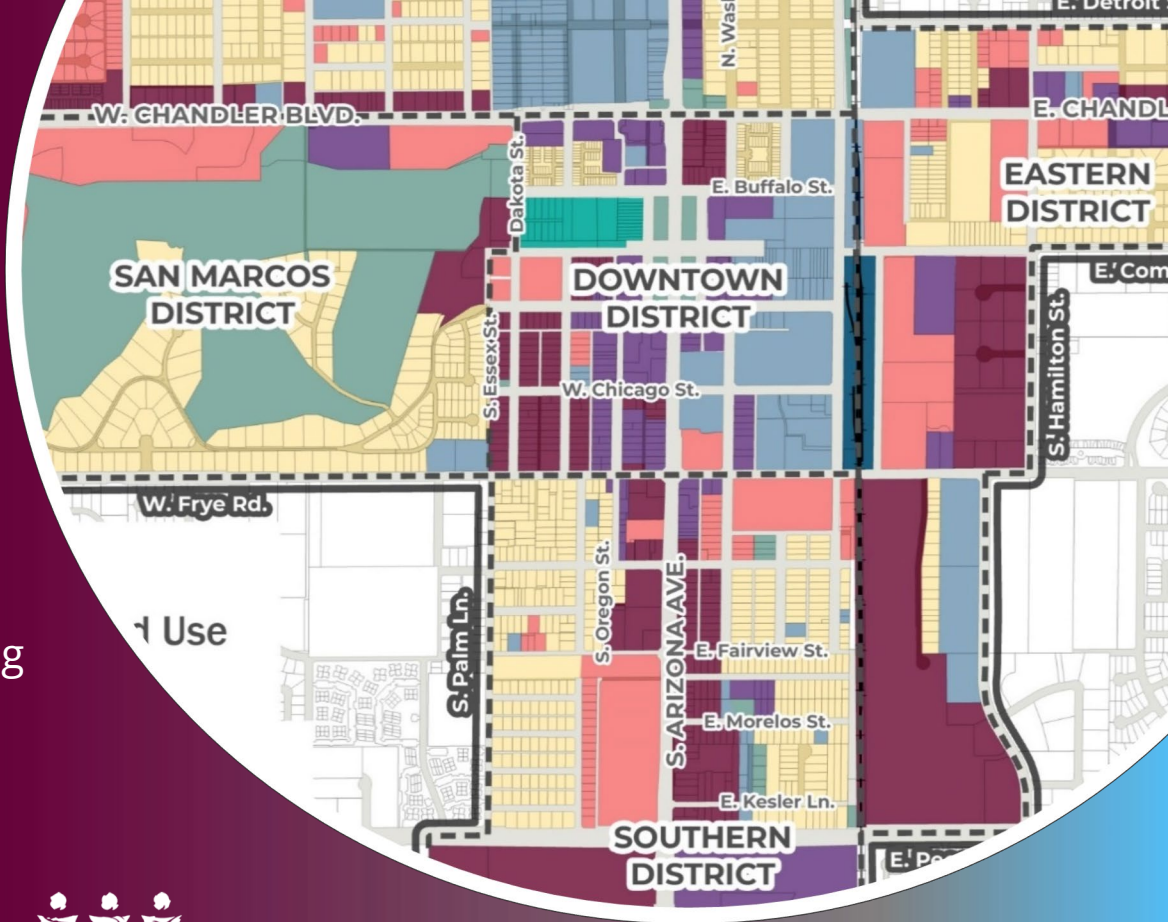
# Downtown Region Area Plan Update

City of Chandler  
City Council and Planning & Zoning  
Joint Session

February 6, 2025

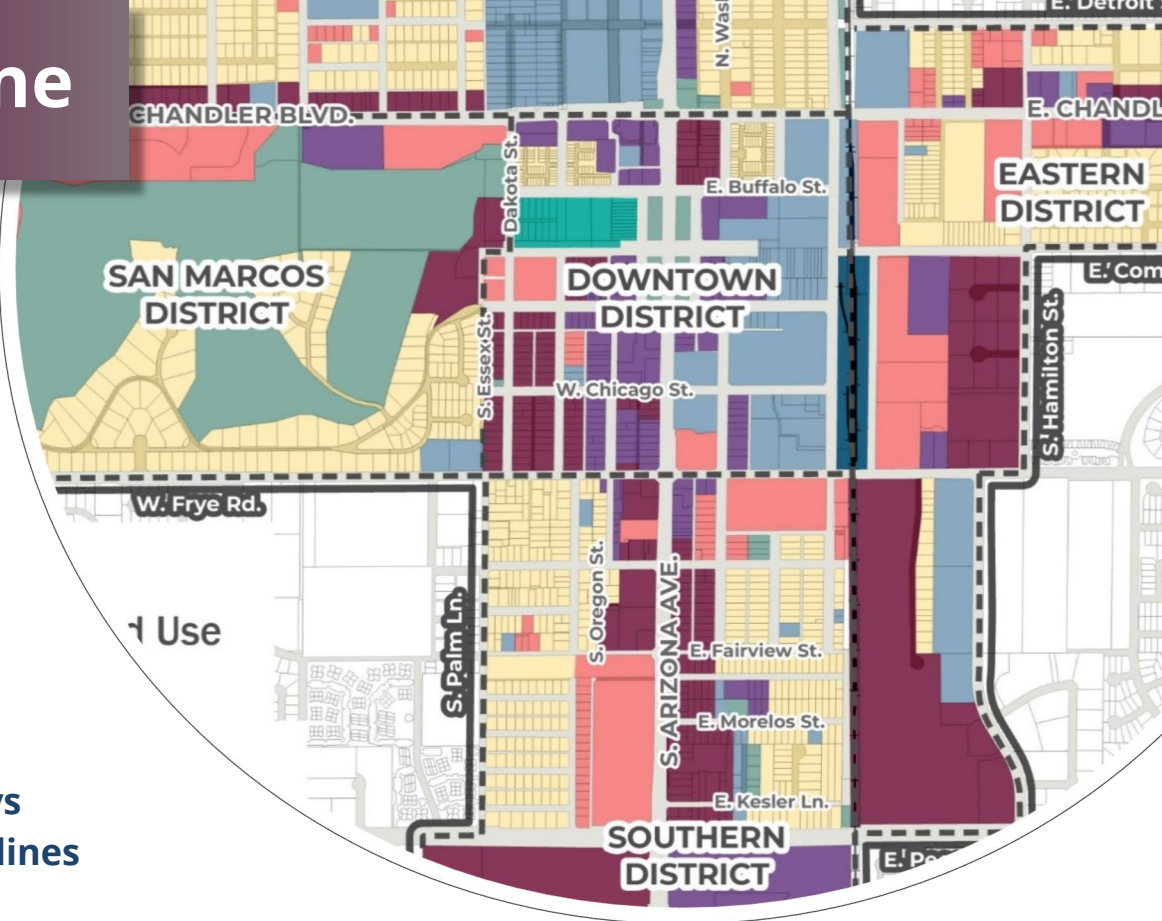


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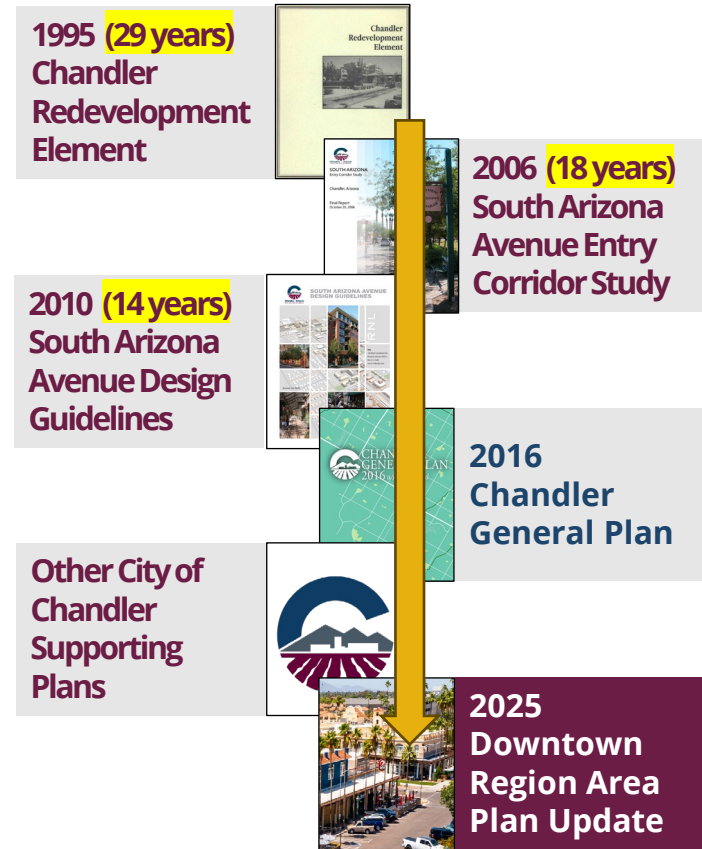
# Presentation Outline

- Existing Related Plans
- Timelines & Community Outreach
- Proposed Area Plan Map
- New Recommendations
  - Allow **Adaptive Reuse**
  - Establish **Commerce Routes**
  - Allow **Mixed-Uses** at Industrial
  - Allow **Alley Activation**
  - Recognize **Downtown Gateways**
  - Develop **Character Area Guidelines**



# Existing Related Plans

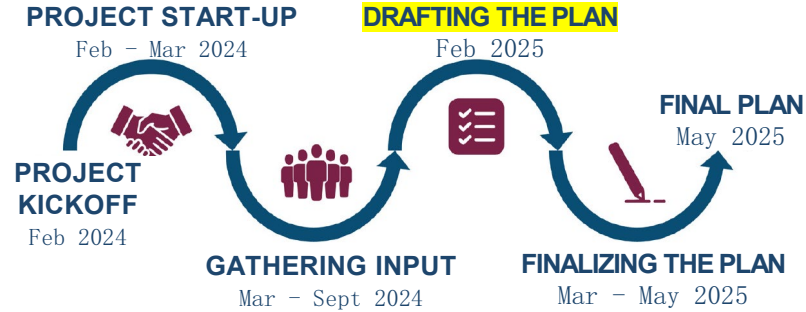
- 1995 **Chandler Redevelopment Element** (replace)
- 2006 **South AZ Ave Entry Corridor Study** (replace)
- 2010 **South AZ Ave Design Guidelines** (replace)
- 2016 **Chandler General Plan**
- 2019 Chandler Transportation Plan
- Chandler Water, Wastewater & Reclaimed Water Master Plan Update
- 2023-2025 Chandler Strategic Framework
- Chandler Economic Development Strategic Plan
- 2023 Infill Incentive Plan
- 2023-2024 Southside Village Studies: Urban Land Institute and Washington Street Alignment





# Timelines & Community Outreach

## 15 MONTH TIMELINE:



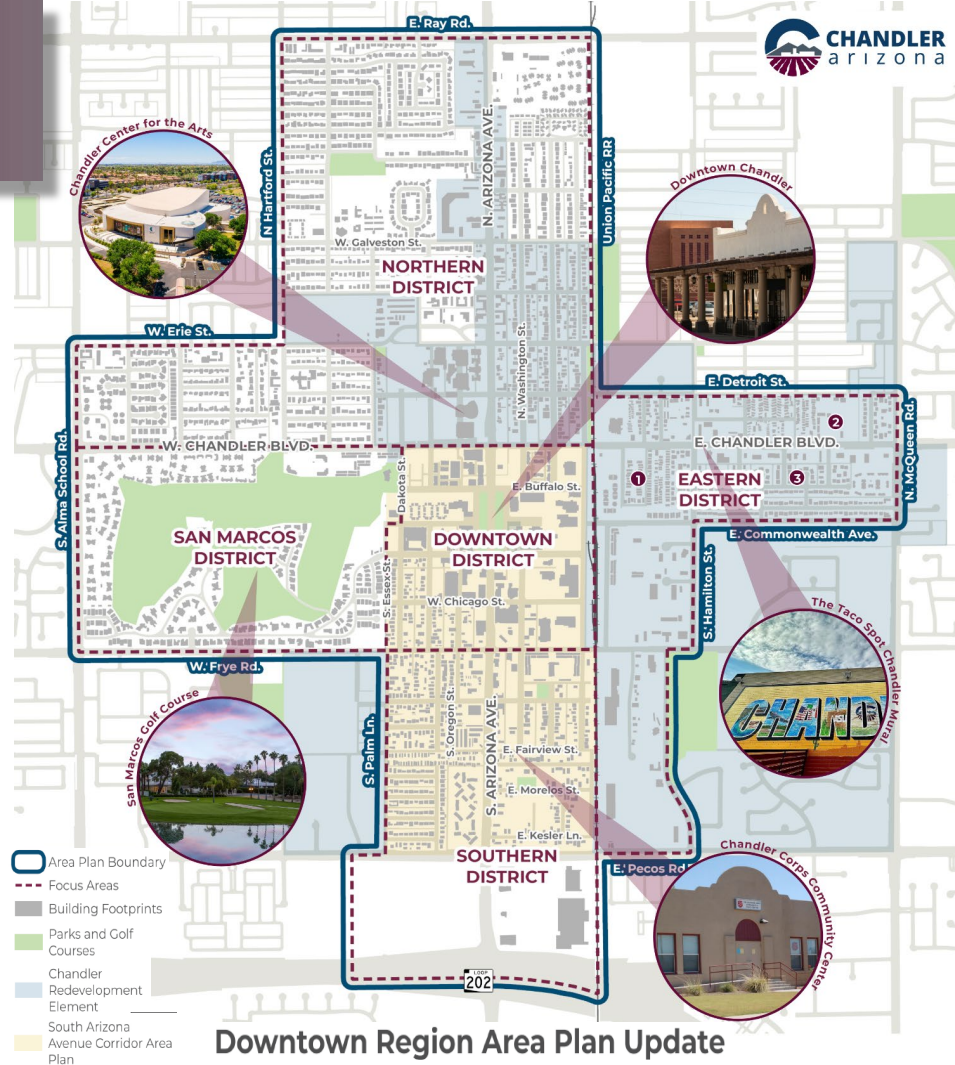
## COMMUNITY OUTREACH:

- **Website / social media / email** notification
- Educational **Meetings**
- Stakeholder **Interviews**
- Public & Virtual **Workshops**
  - **Visioning:** Aug 17 & 19
  - **Scenarios:** Sept 9 & 10
  - **Immersion:** Nov 15 & 16



# Proposed Area Plan Map

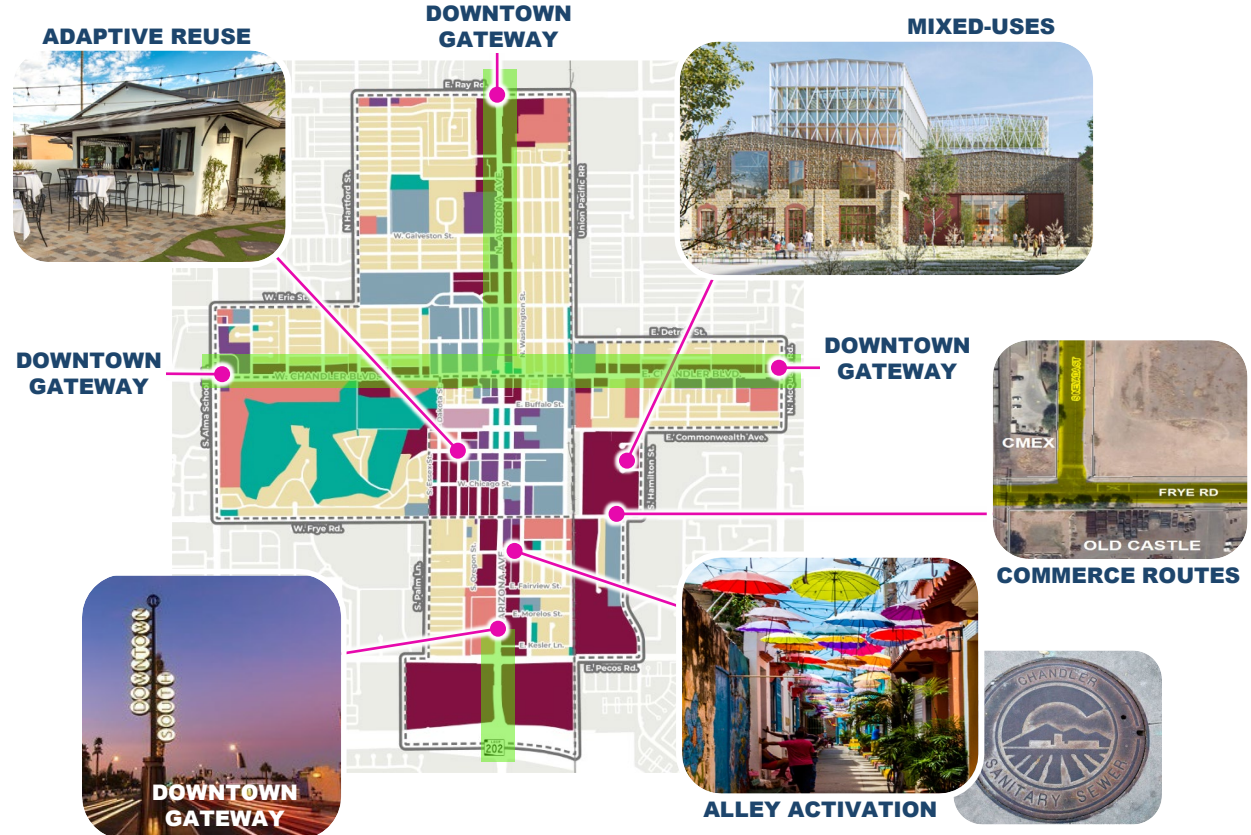
- Describes **subject area**:
  - Ray Rd to 202 & McQueen to Alma School Rd
- 5 separate districts:
  - **Northern, San Marcos, Downtown, Eastern & Southern**
- **Replace & combine** existing area plans:
  - **Chandler Redevelopment Element** (blue)
  - **South AZ Ave Corridor Area Plan** (yellow)
- **Expand area map to add “gateway” areas**:
  - **San Marcos** District
  - **Arizona Ave** north of Chandler Blvd
  - **Chandler Blvd** east of Arizona Ave
  - **AZ Ave** from **202 north to Pecos Rd**



## New Recommendations

## The new **Downtown Region Area Plan** will:

- **Guide** all future development decisions within the region
- Provide a **50,000 feet view** of how the **future built environment** within the region **should look**
- **Set policies** that define types of **developments** that **can be considered**





# Recommendation: Adaptive Reuse

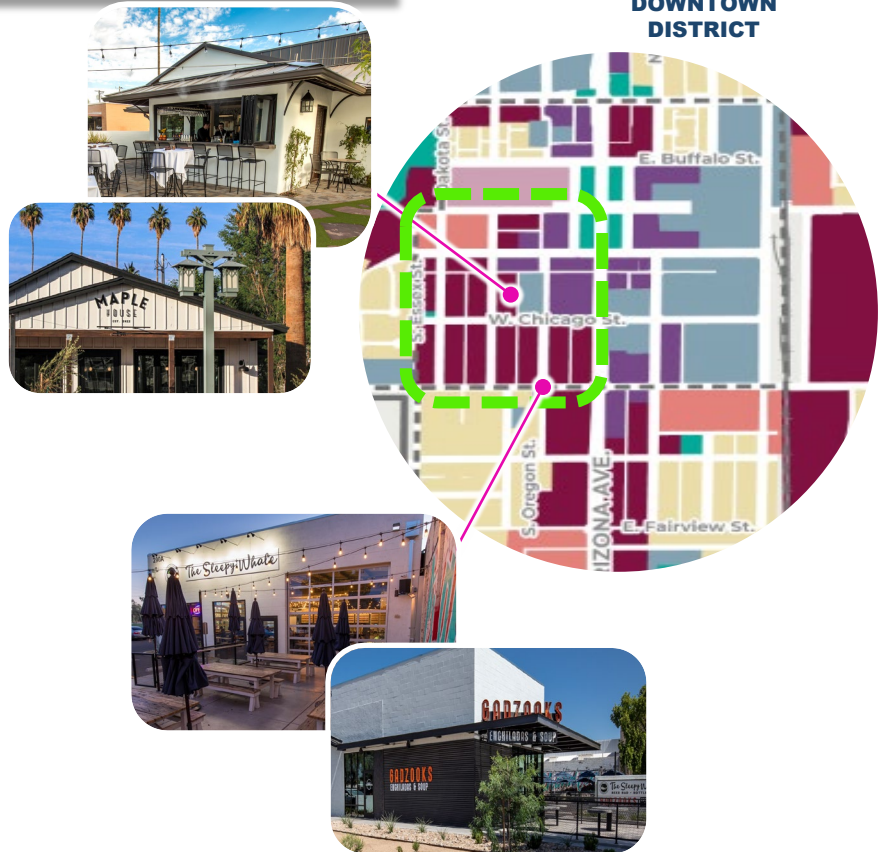
Add **policy guidance to allow adaptive reuse** along with new & redevelopment projects.

## Why:

- Planning initiative: **development patterns** are **different** than expected 20 years ago
- **Less** land consolidation & **big developments**
- Current zoning – **difficult for smaller projects**

## Benefits:

- **Preserve & enhance** Chandler's unique historic character
- **Expand revitalization** across more of the downtown area
- Create a more **vibrant & culturally rich** community environment





# Recommendation: Commerce Routes

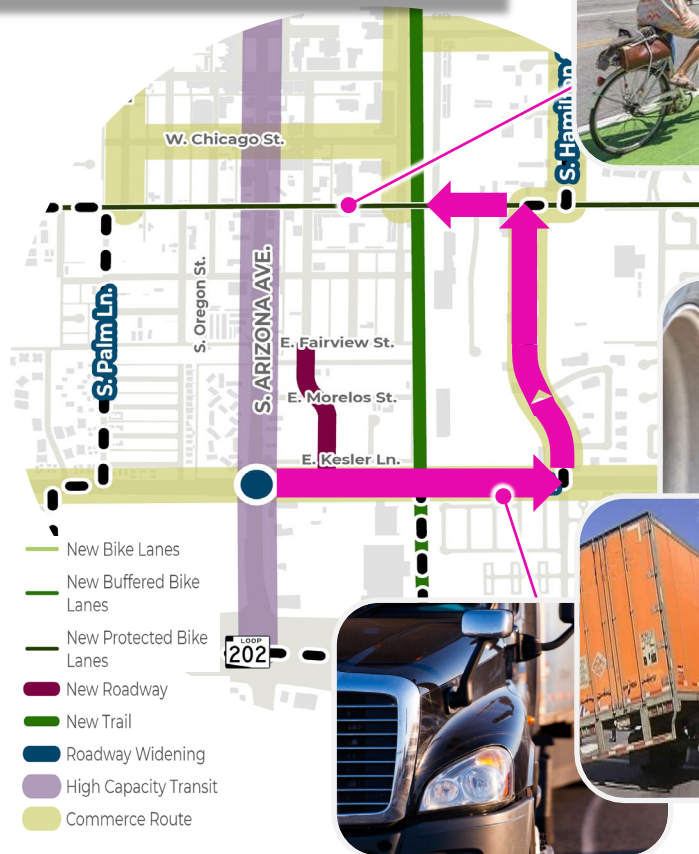
Establish commerce route policy to **reroute commercial truck traffic** in the downtown region

## Why:

- Planning initiative: approved **development on Frye Rd** (protected **bike lane**, **Grayhawk Residences**) will **challenge the current capacity**
- More people expected downtown - **more traffic, pedestrian & bike safety concerns**
- Better **downtown environment** & enhanced **resident satisfaction**

## Benefits:

- **Safer streets** for cars, bikes & pedestrians
- **Protection of built** infrastructure (curbs, gutters & sidewalks)



PROTECTED BIKE LANE



# Recommendation: Mixed-Uses

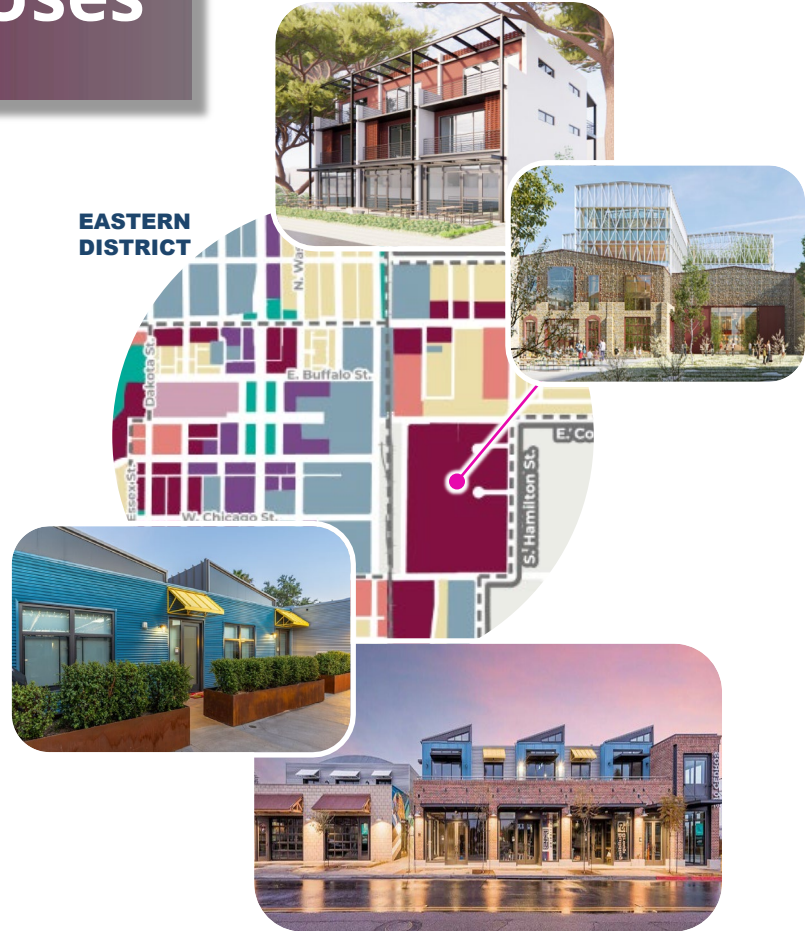
Add policies to **allow mixed-use developments** with residential & commercial uses **at existing industrial uses** east of railroad

## Why:

- Planning initiative: **changing development trends**
- More **efficient land use planning** long-term
- Provide policy to **allow new uses now** before a potential **loss of existing industrial** uses

## Benefits:

- Live/work/play **uses & development scale** - a **better fit** for the downtown environment
- **More** available **housing**
- More **vibrant, walkable & sustainable** community



# Recommendation: Alley Activation

Establish a **vision & policy guidance** for **alley activation** as pedestrian areas in the downtown

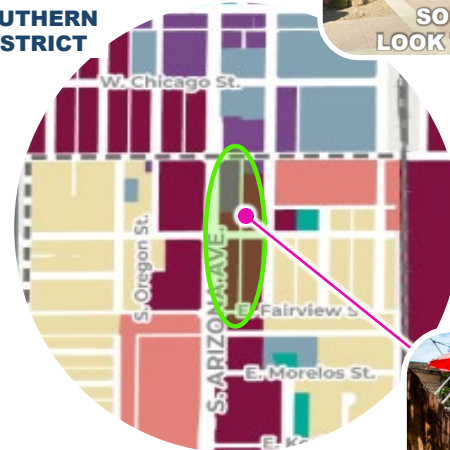
## Why:

- Community input: create a more **vibrant local identity** with **art** & public **gathering spaces**
- Community input: provide **additional landscaping** & **neighborhood beautification**
- Address **water & sewer infrastructure** issues

## Benefits:

- **More pedestrian space** for community events
- Increase **unique community character**
- Greater **flexibility** for **infill development**

SOUTHERN DISTRICT



SOUTH OF LOOK THEATERS



WALL STREET



## Recommendation: Downtown Gateways

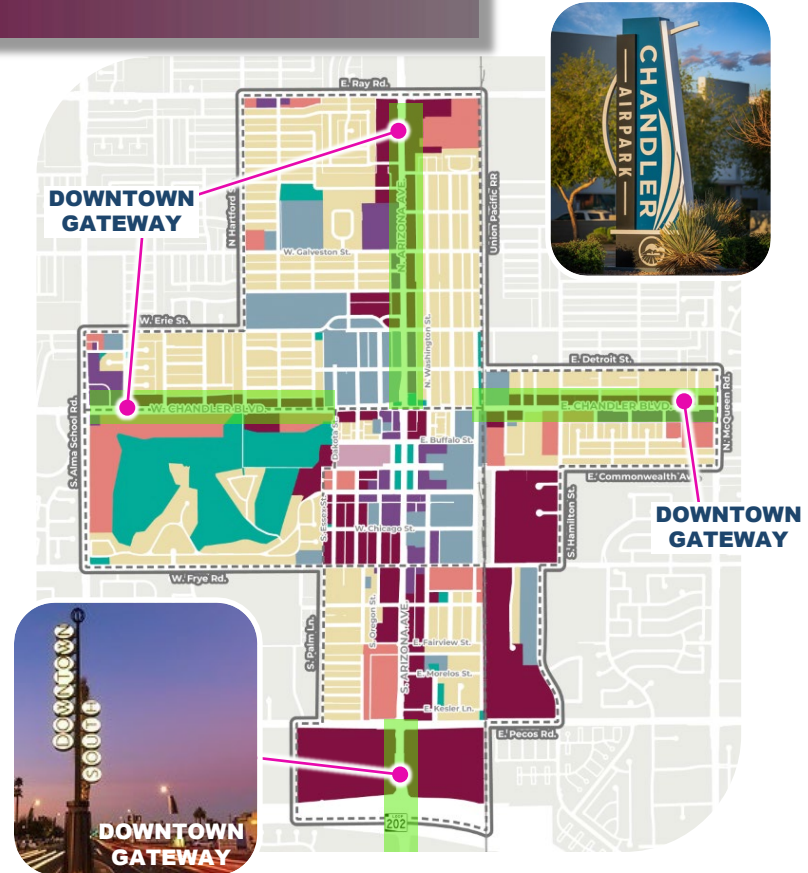
## Create policy to identify **enhancement opportunities** for **gateways into Downtown Chandler**

## Why:

- Community input: add **more landscape**, visual **beautification** & protected **multi-modal paths**
- Similar to **Chandler Airpark gateway** areas
- Consistent with **“Downtown South” improvements**

## Benefits:

- **Roadway beautification** with **new landscaping** at medians & ROWs (similar to Chandler Blvd)
- A **downtown core** that is **connected to adjacent neighborhoods**
- A **sense of place & arrival** to the **downtown core**







# Please Share Your Thoughts!



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